



City of Kenora
Planning Advisory Committee
60 Fourteenth Street N., 2nd Floor
Kenora, Ontario P9N 4M9
807-467-2292

Minutes
City of Kenora Virtual Planning Advisory Committee
Regular meeting held by way of Zoom Meeting
August 18, 2020
6:00 p.m. (CST)

Members:

Wayne Gauld	Member
Bev Richards	Member
Tanis McIntosh	Member
John Barr	Member
John McDougall	Member
Robert Kitowski	Member
Melissa Shaw	Secretary-Treasurer
Kevan Sumner	City Planner

Regrets:

Ray Pearson	Member
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DELEGATION:

- i. The Chair called the meeting to order at 6:00 p.m. and reviewed the meeting protocol.
- ii. Additions to the Agenda
 - New Business- format of the September 2020 meeting, virtual or in-person
- iii. Declaration of Interest by a member for this meeting or at a meeting at which a member was not present. There were none.
- iv. Adoption of Minutes of previous meeting
 - July 21, 2020, approved as Amended
- v. Correspondence relating to applications before the Committee. There were none.
- vi. Consideration of Application for Minor Variance D13-20-02 and Application for Consent D10-20-03

Estelle Cantera, Agent
1101 Carlton Road
Kenora, ON P9N 0C3

Estelle Cantera introduced herself representing herself and Greg Hertz on jointly owned properties located at Unassigned Address Whitehead Road and 7468 Highway 17E, Kenora, ON . Mrs. Cantera reviewed the concurrent applications D10-20-03 and D13-20-03, seeking approval for consent and minor variance on two abutting properties. The purpose of the application is to be able to move forward with establishing these to lots as two separate lots to allow for disposition. Mrs. Cantera explained that the lots have historically been a part of the Hertz Family for over 100 years and would like to make the lots available to other family members to build homes upon.

Mrs. Cantera was under the impression that the parcels could be transferred separately but discovered they could not be considered separate lots as they are registered to the same named owners, and therefore requiring application for consent (and the concurrent application for minor variance). Mrs. Cantera explained that the existing frontage for the proposed northern lot along Highway 17E at 11.42 metres was acceptable in its time, as 33 feet then was deemed necessary on a public road.

The Chair, Wayne Gauld thanked Mrs. Cantera and asked the City Planner to review the application.

Kevan Sumer, City Planner corrected the legal descriptions as originally described within the Planning Report, and wished the Minutes to reflect the correct descriptions as follows:

- Parcel 1 (northern lot)
PIN: 42178-0011
Description: PCL 10367 SEC DKF; SLY PT LT 5 CON 3 JAFFRAY AS IN LT23561 EXCEPT LT71953, PT 1, 2 & 3, KR916, SRO IN LT31761; SWLY PT LT 6 CON 3 JAFFRAY AS IN LT23561; KENORA
- Parcel 2 (southern lot)
PIN: 42178-031
Description: PCL 523 SEC DKF; LT 6 CON 2 JAFFRAY PT 1, 23R4131 EXCEPT PT 4 & 5, 23R8699; KENORA

The Application for consent is to create one new lot, the effective approval to create one new lot in the RU zone being considered concurrently for an application for MV to allow for a reduced minimum frontage requirement.

The Planner reviewed the application(s) D10-20-03, application for consent as a proposal to create one new lot. The effect of approval would be to divide the existing 32.9 ha property into two separate lots (17.3 ha northern and 15.6 ha southern). The southern lot will retain the existing frontage on Whitehead Road.

The northern lot will have a frontage on Highway 17E that is less than the minimum frontage required in the "RU" Rural Zone. Therefore a minor variance reducing the minimum required frontage is necessary. The Planner confirmed his recommendation for minor variance to be 11.0 m versus the 11.42m as being requested by the Agent within the complete application. The Planner has historically seen difficulties with rounding errors.

Based on the evaluation of the application for minor variance, it was the opinion of the Planner that Section 3.15.5 of the Official Plan states that new development be assessed on compatibility without causing undue hardship, the creation of the lot would not cause adverse impact on abutting properties, the recommendation was for approval of relief from Section 4.12.3(a) of the zoning by-law to allow for a reduced frontage of 11.0 m on Highway 17E, And that application D13-20-02 be approved, with the variation to 11.0 m to allow for 'wiggle room'.

In the evaluation application for consent, the Planner recommended approval for lot creation to allow for transfer of ownership and development, as it is supported by the PPS and it is compatible with the regulation of the "RU" Rural zone. Planner noted the removal of the requirement of an entrance permit and requirement of a reference plan of survey from conditions of provisional approval.

The Planner recommended the Advisory Committee take into consideration any comments yet to be received

The chair thanked the City Planner and asked the Agent if there was anything to add, there was none.

The Chair asked the Committee Member for questions. Mr. John Barr, Member acknowledged and supported the approval of the minor variance to 11.0 m, rather than 11.42m as requested in the application.

The chair asked the Committee for discussion, there as none.

Application for Minor Variance File No. D13-20-03

Motion: Robert Kitowski

Seconded: Tanis McIntosh

That the application, D13-20-03 to seek relief of 75.58 m from the City of Kenora Zoning By-law 101-2015, Section 4.12.3 (a) which requires a minimum lot frontage of 90.0 m for properties zone "RU" Rural Zone. The effect of approval would allow for the creation of one (1) "RU" zoned lot with a reduced frontage of 11.42 m on Highway 17E; the application meets the Four (4) Tests and should be approved.

Carried.

Application for Consent File No. D10-20-03

Motion: Robert Kitowski

Seconded: John McDougall

That application D10-20-03 for consent for lot severance on property located at Unassigned Address Located off Whitehead Road and 7468 Highway 17E and legally described as PIN: 42178-0011 and PIN: 42178-031 be approved and provisional Consent be granted, subject to the conditions as outlined within the Planning Report.

Carried.

vii. New Business

- Committee Members voted to maintain virtual meetings via Zoom Meeting for the month of September
- The Secretary-Treasurer would email Members to confirm Member availability in a request to defer the September 16th, 2020 meeting to September 22, 2020.

viii. Adjourn

Moved by: John Barr

That the August 18, 2020 Planning Advisory Committee meeting be adjourned at 6:42 p.m.

Minutes of the Kenora Planning Advisory Committee meeting, Tuesday August 18, 2020, are approved this 22nd day of August, 2020.

Wayne Gauld, Chair

Melissa Shaw, Secretary-Treasurer